



Hugh Nguyen
Clerk - Recorder

Orange County
Clerk-Recorder's Office
12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702
web: www.oc.ca.gov/recorder/
PHONE (714) 834-2500 FAX (714) 834-5284

BUCILLA GROUP ARCHITECTURE, INC
100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92660

RECEIVED BY
COMMUNITY

JUL 29 2014

DEVELOPMENT
CITY OF NEWPORT BEACH

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF DETERMINATION - NEG. DEC. - PRIOR FILING

The attached notice was received, filed and a copy was posted on 06/16/2014

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: ANGEL CARDENAS

Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

FILED**JUN 16 2014**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder



50.00

201485000532 3:35 pm 06/16/14

175 OR02 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

POSTED**JUN 16 2014**

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

CEQA: California Environmental Quality Act

NOTICE OF DETERMINATION

To: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk
County of Los Orange
630 N. Broadway, Building 12, Room 106
Santa Ana, CA 92701

From: (Lead Agency)
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Applicant: Bucilla Group Architecture, Inc.
19782 MacArthur Suite 260
Irvine, CA 92612

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Appeal to the Addendum to the Echo Beach Residential Project Mitigated Negative Declaration (former Seashore Village)

Project Title

2008021075**Jaime Murillo, Senior Planner****949.544.3200**State Clearinghouse Number
(If submitted to Clearinghouse)

Contact Person

Area Code/Telephone/Extension

5515 River Avenue, City of Newport Beach, CA

Project Location:

An appeal of the Planning Commission's April 3, 2014, decision finding that modified plans are in substantial conformance with the project approved by Tentative Tract Map No. NT2007-001 (County Tentative Tract Map No. TTM 17194), Modification Permit No. MD2007-044, Use Permit No. UP2007-011 and Coastal Residential Development Permit No. CR2007-001. The Approved Project involved development of 12 single-family detached units and 6 duplex units, for a total of 24 units on a 1.49-acre site at 5515 River Avenue in Newport Beach. The Modified Project would modify the approved site layout and change the architectural styles. Instead of 12 SF units and 6 duplex units, the Modified Project would provide 24 detached units. The new development plan would provide a total of 50,916 sq.ft. of building area, an increase of 210 sq.ft. from the Approved Project (50,706 sq. ft.), and change the architectural style from Craftsman and Plantation styles to Modern contemporary style. The new development would have a front setback of 10 ft. for Seashore Ave, River Ave, and the west side. The east side setback would range from 6ft. to 12 ft. These setbacks are within the range of or exceed the respective values established for the Approved Project. The maximum midpoint height would range from 28 ft 11 inches to 30 ft.9 inches, exceeding the ridgeline height set from the Approved Project.

Project Description:

This is to advise that the City of Newport Beach has approved the above described
(☒ Lead Agency or ☐ Responsible Agency)

project on June 10, 2014 and has made the following determinations regarding the above described project:
(Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☒ An Addendum to the previously certified Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. On 4/3/2014 City's Planning Commission approved Addendum. On 6/10/2014 City Council denied appeal of the approval.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

#4151022

CEQA: California Environmental Quality Act _____

This is to certify that the final EIR with comments and responses and the record of project approval is available to the General Public at:

City of Newport Beach, Community Development Department, Planning Division, 100 Civic Center Drive, Newport Beach, CA 92660

Date received for filing and posting at OPR: _____



Signature (Public Agency)

SENIOR PLANNER

Title

FILED

JUN 16 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *ae* DEPUTY

POSTED

JUN 16 2014

HUGH NGUYEN, CLERK-RECORDER

BY: *g* DEPUTY

Hugh Nguyen, Clerk-Recorder



50.00

201485000290 4:05 pm 04/04/14

214 304 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

CEQA: California Environmental Quality Act

NOTICE OF DETERMINATION

To: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Newport Beach (Lead Agency)
100 Civic Center Drive
Newport Beach, CA 92660

☒ County Clerk
County of Orange
630 N. Broadway, Building 12, Room 106
Santa Ana, CA 92701

Applicant: Bucilla Group Architecture, Inc.
19782 MacArthur Suite 260
Irvine, CA 92612

Subject: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

Addendum to the Echo Beach Residential Project Mitigated Negative Declaration (Former Seashore Village)

Project Title

2008021075

Jaime Morillo, Senior Planner

949.544.3200

State Clearinghouse Number
(If submitted to Clearinghouse)

Contact Person

Area Code/Telephone/Extension

5515 River Avenue in the City of Newport Beach, Orange County, California

Project Location:

The Approved Project involved development of 12 single-family detached units and 6 duplex units, for a total of 24 units on a 1.49-acre site at 5515 River Avenue in Newport Beach. The Modified Project would modify the approved site layout and change the architectural styles. Instead of 12 single-family units and 6 duplex units, the Modified Project would provide 24 detached units. The new development plan would provide a total of 50,916 square feet of building area, an increase of 210 square feet from the Approved Project (50,706 square feet), and change the architectural style from Craftsman and Plantation styles to Modern contemporary style. The new development would have a front setback of 10 feet for Seashore Avenue, River Avenue, and the west side. The east side setback would range from 6 feet to 12 feet. These setbacks are within the range of or exceed the respective values established for the Approved Project. The maximum midpoint height would range from 28 feet 11 inches to 30 feet 9 inches, exceeding the ridge line height set for the Approved Project.

Project Description:

This is to advise that the City of Newport Beach has approved the above described
(☒ Lead Agency or ☐ Responsible Agency)

project on April 3, 2014 and has made the following determinations regarding the above described project:
(Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☒ An Addendum to the previously certified Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This certifies that the location and custodian of the documents which comprise the record of proceedings for the Final EIR (with comments and responses) or (Mitigated) Negative Declaration are available to the general public at the following location(s):

CEQA: California Environmental Quality Act

City of Newport Beach, Community Development Department, Planning Division, 100 Civic Center Drive, Newport Beach, CA
92660

Date received for filing and posting at OPR:


Signature (Public Agency)

SENIOR PLANNER
Title

POSTED

APR 04 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

FILED

APR 04 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY



State of California - Department of Fish and Wildlife
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 09/13)

RECEIPT# **449851**
STATE CLEARING HOUSE # (if applicable)
1008021675

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY **City of Newport Beach** DATE **4-4-14**
COUNTY/STATE AGENCY OF FILING **Orange County CA** DOCUMENT NUMBER **101485000290**
PROJECT TITLE **Addendum to the Echo Beach Residential Project Mitigated Negative**
PROJECT APPLICANT NAME **Bacilla Group Architecture Inc.** PHONE NUMBER
PROJECT APPLICANT ADDRESS **19782 MacArthur Suite 260** CITY **Irvine** STATE **CA** ZIP CODE **92612**
PROJECT APPLICANT (Check appropriate box):
☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|--------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,029.75 | \$ |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) Previously Paid | \$2,181.25 | \$ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only) | \$850.00 | \$ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$1,030.25 | \$ |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ 50 |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | |
| <input type="checkbox"/> Other | | \$ |

PAYMENT METHOD:

- ☐ Cash ☐ Credit ☐ Check ☐ Other **100885000386**

TOTAL RECEIVED \$ **50**

SIGNATURE

[Signature]

TITLE

[Signature]

WHITE - PROJECT APPLICANT

YELLOW - CDFW/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK

Orange County
Clerk-Recorder's Office
Hugh Nguyen
630N Broadway Bldg. 12 Suite
101
Santa Ana, CA. 92701
County
Finalization: 20140000104701
4/4/14 4:05 PM
214 304

Item	Title	Count
1	201	1
EIR Administrative Fee		
Document ID		
DOC# 201485000290		50.00
Time Recorded 4:05 PM		

Total 50.00

Payment Type Amount

Credit Card tendered 50.00
025132

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com



CITY OF NEWPORT BEACH

3300 Newport Boulevard - P.O. Box 1768
Newport Beach, CA 92658-8915
(949) 644-3200

POSTED

APR 18 2008

TOM DALY, CLERK-RECORDER

DEPUTY

NOTICE OF DETERMINATION

By

JD

To:

X

Office of Planning and Research
P.O. BOX 3044
Sacramento, CA 95812-3044

X

County Clerk, County of Orange
Public Services Division
P.O. Box 238
Santa Ana, CA 92702

From: City of Newport Beach
Planning Department
3300 Newport Boulevard - P.O. Box 1768
Newport Beach, CA 92658-8915
Orange County

Date received for filing at OPR:

Subject: Filing of Notice of Determination in compliance with Section 21108 or
21152 of the Public Resources Code.

FILED

Name of Project: Seashore Village
Applicant: Seashore Village, LLC., (480) 218-6966
1550 No. 40th Str., #10
Mesa, AZ 85205

APR 18 2008

TOM DALY, CLERK-RECORDER

DEPUTY

State Clearinghouse Number:

City Contact Person:

Telephone No.:

2008021075

Jaime Murillo, Associate Planner

(949) 644-3209

Project Location: 5515 River Avenue, Newport Beach, County of Orange, California

Project Description: Development and construction of 12 detached, single unit residential structures and 6 detached, two-unit (duplex) residential structures (24 units total) on a 1.49- acre site. The site is currently developed with a 54-unit apartment complex that would be demolished to accommodate the proposed development. The 12 single-unit structures would front onto Seashore Drive and 6 duplex units would front River Avenue. Each unit would be three-stories in height, with overall roof height ranging in height from 31 feet to 31 feet-6 inches. Access to the project site would be provided via two driveways on River Avenue and one driveway from Neptune Avenue. The western driveway on River Avenue would exclusively serve one single-unit structure, and all other vehicular access would be provided through a driveway connecting Neptune Avenue to River Avenue. A total of 63 parking spaces are proposed: 24 dedicated residential spaces in garages and carports and 15 open guest parking spaces.

This is to advise that the City of Newport Beach has approved the above-described project on April 17, 2008 and has made the following determinations regarding the above described project:

1. The City is ☒ Lead Agency ☐ Responsible Agency for the project.
2. The project ☒ will ☐ will not have a significant effect on the environment.
3. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
4. ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
5. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
6. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
7. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

The Negative Declaration and record of project approval is available for review at the Planning Department of the City of Newport Beach, 3300 Newport Boulevard, Newport Beach, CA 92658-8915; 949/644-3200.

Jaime Murillo, Associate Planner

Date

4/18/08

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder

1926.75

200805000386 04:24pm 04/18/08

90 83 203 201

1876.75 50.00 0.00 0.00 0.00 0.00



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

366833

Lead Agency: City of Newport Beach Date: 4/18/08
County/State Agency of Filing: Orange County, CA Document No. 2008500386
Project Title: Seashore Village
Project Applicant Name: Seashore Village, LLC
Project Applicant Address: 1550 No. 40th Str. #10
City: Mesa State: AZ Zip Code: 85205 Phone Number: 949644-3209

Project Applicant (check appropriate box):

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

Check Applicable Fees:

☐ Environmental Impact Report
☒ Negative Declaration
☐ Application Fee Water Diversion (State Water Resources Control Board Only)
☐ Projects Subject to Certified Regulatory Programs
☒ County Administrative Fee
☐ Project that is exempt from fees

☐ Notice of Exemption
☐ DFG No Effect Determination (Form Attached)

TOTAL RECEIVED \$ 1926.75

Signature and title of person receiving payment: [Signature] GOLDENROD-COUNTY CLERK
WHITE-PROJECT APPLICANT YELLOW-DFG/ASB DFG 753.5a (Rev 11/07)

ORANGE COUNTY RECORDER
TOM DALY

Finalization 20080000101950
04/18/2008 04:24PM
90 83

Item Title	Count
1 Z03 Plan & Game: New Declaration	1

Document ID	Amount
1 Z01 EIR Administrative Fee	1

Document ID Amount
DOC# 2008500386 1926.75
Time Recorded 04:24 PM

Total 1926.75

Payment Type Amount

Check tendered 1876.75

418464

Check tendered 50.00

418465

Amount Due 0.00

Thank You
Please Retain This Receipt
For Your Records



State of California - Department of Fish and Wildlife
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 09/13)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

RECEIPT # **451022**
STATE CLEARING HOUSE # (if applicable)
2008021075

LEAD AGENCY **City of Newport Beach**
COUNTY/STATE AGENCY OF FILING **County of Orange**

PROJECT TITLE **Appeal to the Echo Beach Residents of Right to Lighted Negative Declaration (Former Seashore Village)**
PROJECT APPLICANT NAME **Bucilla Group Architecture, Inc.**

PROJECT APPLICANT ADDRESS **19782 MacArthur St 260**
CITY **Tr Irvine**
STATE **CA**
ZIP CODE **92612**

PHONE NUMBER **(949) 544-3800**
DOCUMENT NUMBER **201485100532**
CHECK APPLICABLE FEES:
☐ Environmental Impact Report (EIR)
☐ Mitigated/Negative Declaration (MND)(ND)
☐ Application Fee Water Diversion (State Water Resources Control Board only)
☐ Projects Subject to Certified Regulatory Programs (CRP)
☒ County Administrative Fee
☐ Project that is exempt from fees
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☒ Other **Previously file fee**

PAYMENT METHOD:
☒ Cash
☐ Credit
☐ Check
☐ Other
SIGNATURE **X [Signature]**
TOTAL RECEIVED \$ **50**
TITLE **deputy**

WHITE - PROJECT APPLICANT
YELLOW - CDFW/ASB
PINK - LEAD AGENCY
GOLDEN ROSE - COUNTY CLERK